



Hillside Close | Hillam | LS25 5PB

Five bedroom extended detached house | Council Tax Band F | EPC Rating C

Offers In The Region Of

£595,000

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\*\*\*STUNNING FAMILY HOME \* DESIRABLE CUL-DE-SAC POSITION \* CORNER PLOT \* RARE OPPORTUNITY\*\*\*

A truly lovely family home which is set in the heart of the popular and highly desirable village of Hillam offering excellent living accommodation and versatility to the discerning buyer. The property briefly comprises to the ground floor level; hall, WC, lounge, dining room, conservatory, a recently updated fitted kitchen, a family room and access to an integral double garage. The first floor has five well appointed bedrooms of which two have en-suite facilities and four have fitted built-in wardrobes, there is also a family bathroom with a modern suite. PVCu double-glazed windows have been replaced this year, the property is kept to an excellent standard throughout and has full gas central heating. Outside has the benefit of gardens to three sides with a double drive and an integral double garage which houses a utility area with a sink unit, plumbing for a washing machine and vent for a tumble dryer.

Set within easy reach of A1/M1/M62 motorway networks, Leeds, York and Selby, and within walking distance of a highly regarded Church of England primary school, amenities, a church and village store.

Call now 24 hours a day, 7 days a week to arrange your viewing.

## Ground Floor

### Hall

Composite double-glazed entrance door, radiator, stairs to the first floor landing and doors to the WC, lounge and kitchen.

### WC

Modern vanity housed wash hand basin, push flush WC, chrome central heated towel warmer and an extractor.

### Lounge 5.05m x 3.61m (16'7" x 11'10")

PVCu double-glazed bay window to front with a radiator beneath, a further radiator, laminate flooring, coving to the ceiling, a granite fireplace, TV point and a double door to the dining room.

### Dining Room 2.82m x 3.00m (9'3" x 9'10")

Continuation of flooring from the lounge, radiator, coving

to the ceiling, door to the kitchen and double doors to the conservatory.

### Conservatory 3.28m x 2.90m (10'9" x 9'6")

PVCu double-glazed windows and glazed roof, French doors to the garden, electric heaters and tiled flooring.

### Kitchen 3.23m x 4.39m (10'7" x 14'5")

Boasting a recently updated kitchen comprising; a range of handle less wall and base units with corner pull-out shelves, quartz work surfaces with matching upstand and splashback. One and half bowl recessed sink, integrated 'slide and hide' 'Neff' oven, microwave, dishwasher and an induction hob with an extractor over. Ceiling down lighters, radiator, large store cupboard, a recess for housing a large fridge/freezer, two PVCu double-glazed windows to the rear aspect and access to a family room.

### Family Room 5.94m x 2.46m (19'6" x 8'1")

Laminate flooring, two radiators, TV point, coving to the ceiling, PVCu double-glazed frosted window to the side aspect, PVCu double-glazed French doors to the rear garden, composite double-glazed side entrance door and a door to the garage.

## First Floor

### Landing

Doors to all bedrooms, two store cupboards, a cylinder cupboard and a loft hatch.

### Bedroom 1 3.30m x 3.66m (10'10" x 12'0")

PVCu double-glazed window to front with a radiator beneath, fitted wardrobes and drawers, TV point, coving to the ceiling and a door to an en-suite.

### En-suite

Fully tiled shower enclosure with a 'Mira' power shower and half tiled remaining walls, pedestal wash hand basin, push flush WC, chrome central heated towel warmer, shaver point, PVCu double-glazed frosted window, down lighters and an extractor.

### Bedroom 2 3.30m x 4.60m (10'10" x 15'1")

PVCu double-glazed window to the rear aspect with a radiator beneath, down lighters to the ceiling, a built-in wardrobe and a door to an en-suite.

### En-suite

Fully tiled shower enclosure with a 'Mira' power shower and half tiled remaining walls, pedestal wash hand basin, push flush WC, chrome central heated towel warmer, shaver point, PVCu double-glazed frosted window, down lighters and an extractor.

### Bedroom 3 5.71m x 2.49m (18'9" x 8'2")

Built-in wardrobe and a PVCu double-glazed window to the front aspect with a radiator beneath.

### Bedroom 4 4.50m x 3.07m (14'9" x 10'1")

PVCu double-glazed window to the front aspect with a radiator beneath.

### Bedroom 5 2.74m x 2.64m (9'0" x 8'8")

PVCu double-glazed window to the rear aspect with a radiator beneath.

## Bathroom

Comprising of a modern suite with a straight panelled bath, vanity housed wash hand basin and unit housed push flush WC. LED lit mirror, shaving point, ceiling down lighters, chrome central heated towel warmer, extractor and a PVCu double-glazed frosted window.

## Exterior

To the front is a lawn, mature shrubs, plants and small trees and a double drive accessing the double garage and access sweeping around the side to the rear boundary. The rear is mainly lawned with a patio, is well enclosed with mature shrubs, has an outside water supply and is set on a good size corner plot.





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